

Frank Church

Sent by e-mail: request-506155-d4accfbf@whatdotheyknow.com

24 October 2018

Dear Mr Church,

Ref No: WECAFOI0020

Thank you for your e-mail of 4th August 2018 requesting the following information in regards to Bristol Arena project and YTL Corporation.

- 1) Minutes of meetings relating to the Bristol arena project with the professional representatives of "YTL Corporation" in the period between 01/01/2014 – 01/06/2017.
- 2) Emails to/from representatives of 'YTL' and/or 'YTL Property Holdings (UK) Limited' relating to the Bristol arena project between 01/01/2014 – 25/05/2018. Where an email has been identified please disclose the full thread for context. Please also search draft and (where possible) deleted email folders.

I am treating your correspondence as a request for information under the Freedom of Information Act 2000.

We have now completed searching for the information you requested and a copy of the information which we hold on file.

Please note, in regards to 1) the minutes are in draft and were not approved or circulated.

If you are unhappy with the response to your request, you may ask for an internal review within 40 working days of receipt of this request by contacting Democratic Services in writing or by email to democratic.services@westofengland-ca.gov.uk

If you are not content with the outcome of the internal review, you have the right to appeal directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF www.ico.org.uk

Kind regards,

FOI Team
West of England Combined Authority

From: [REDACTED]

Sent: 05 January 2018 16:30

To: [REDACTED] <[REDACTED]>

Subject: 1st Arena Meeting (Working Level)

Made some changes, hope they are okay.
Agenda and Mins attached

[REDACTED]

[REDACTED]

PA to [REDACTED] | Chief Executive

Mayor and Chief Executive's Office
West of England Combined Authority

3 Rivergate | Temple Quay | Bristol | BS1 6ER

T: [REDACTED]

E: [REDACTED]

W: <https://www.westofengland-ca.gov.uk>

1st Bristol Arena Discussion

Tuesday 03rd January 2018

09:00-10:00

1P01, City Hall, Bristol, BS1 5TR

ATTENDEES:

██████████, West of England Combined Authority (Chair)
██████████, West of England Combined Authority
██████████, Interim Director of Corporate Services, WECA
██████████, South Gloucestershire Council
██████████, South Gloucestershire Council
██████████, Bath & North-East Somerset Council
██████████, North Somerset Council
██████████, Bristol City Council
██████████, Bristol City Council
██████████, Bristol City Council
██████████, Bristol City Council
██████████, Bristol City Council
██████████, YTL Developments
██████████, YTL Developments
██████████, West of England Combined Authority

Agenda

	Item
1	Introduction
2	Presentation from YTL Developments
3	Points of Clarification from YTL Developments
4	Commissioning Work on Infrastructure Options <ul style="list-style-type: none">• Rail• Bus• Car• Other
5	Governance and Membership
6	Timescale for Reporting
7	Next Meeting

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██████████, Bristol City Council
██████████, Bristol City Council
██████████, YTL Developments
██████████, YTL Developments
██████████, West of England Combined Authority

APOLOGIES:

██████████, Bath & North-East Somerset Council

Minutes and Actions

	Item	Action
1	Introduction	
	Introduction given and apologies made ██████████ gave a brief outline for the purpose of the meeting	
2	Presentation from YTL Developments	
	██████████ and ██████████ provided a presentation outlining their proposal for the possibility of a potential secondary location for the Bristol Arena in the purchased Brabazon Hangers at the acquired Filton Airfield. To support the overall proposal to: <ul style="list-style-type: none">• Deliver a place based response to the industrial strategy, focussing on Aero and Advanced Engineering• Deliver an increased housing and commercial density on the Filton Airfield Site• Deliver a major MICE venue at the Brabazon Hangars (meetings, incentives, conferencing & entertainment) asset for the city & region. The MICE asset would be	

	<p>based around delivery of a 12000– 15000 capacity multi functioning sports and entertainment venue/arena.</p> <p>Integrated Infrastructure Investment Plan (IIIP) ask of £297M</p>	
3	Points of Clarification from YTL Developments	
	<p>Transport infrastructure is both key and critical to the proposal, not just for the arena but to the wider Bristol and connectivity to South Gloucestershire. YTL Developments are not asking for any public investment into the Arena but are seeking public investment into the overall strategic transport infrastructure.</p>	
4	Commissioning Work on Infrastructure Options	
	<p>The main questions this proposal raised were:</p> <ul style="list-style-type: none"> • Is the Filton site viable without the significant Transport Infrastructure investment? • How do we achieve a logistically viable infrastructure that is sustainable for future growth? • What would it mean for the future of Bristol City Centre if the Arena is located in Filton? • Temple Quay site is already at the stage where they can start work, what would be the new time scales and what impact would this have on the region? • The Filton Airfield is a very significant design with Cribbs Causeway and a transportation infrastructure that links the outer hubs of Bristol, would this lead to the area being a second city centre and what are the implications? • Bristol City Council and South Gloucestershire to work with YTL to refine their assumptions ARAP model regarding the wider assumptions <p>There needs to be a clear strategy in place, transport requirements need to be identified and be suitable for future growth and the £297M ask from YTL needs to be unpicked.</p>	BCC and South Glos
5	Governance and Membership	
	<p>West of England Combined Authority to work on Vision Strategy and strategic place based approach taking into consideration local industrial strategy etc</p> <p>West of England Combined Authority to initiate the Programme Office</p>	WECA
6	Timescale for Reporting	
	<p>██████████ is to come to the LEP within the next 5 months to put a case forward to the Filton Arena location.</p>	██████████

7	Next Meeting	
	Subject to be incorporated into agenda for the next and subsequent monthly CEO Meetings. Next one 18 th January 2018	

DRAFT

Sent: 04 December 2017 16:03

Subject: Re: Filton station

Excellent, thanks. I'll talk further to [REDACTED]

with best wishes

[REDACTED]
Network Rail, and the London Legacy Development Corporation

> On 4 Dec 2017, at 14:07, [REDACTED] wrote:

>

> Dear [REDACTED]

>

> Many thanks for this. I agree it's really positive for the West of England.

>

> We are having some good discussions on the potential of the Arena within one of the hangars and [REDACTED] is in KL Friday and Saturday of this week - I am going out to join him. The decision on whether to take this forward of course sits with Bristol City Council.

>

> In any event, we are very keen to progress the rail link and have agreed with South Gloucestershire that we should construct the station rather than them as currently proposed. [REDACTED] and I are due to meet [REDACTED] at Parkway on Friday 22 December. In the meantime, our day to day contact will be [REDACTED], our Director of Strategy and Innovation. [REDACTED] email address is

[REDACTED]

>

> Best wishes.

>

> [REDACTED]

>

> -----Original Message-----

> From: [REDACTED]

> Sent: 04 December 2017 10:05

> To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

> Subject: Filton station

>

> [REDACTED]

> Saw [REDACTED] this morning. He has been granted significant extra Govt funding for transport and wants a form, accelerated programme for Metrowest. We and you and he all ought to be pleased with this but it does mean we will be looking to do Filton in the fastest possible time and reliant on you to fund and build the station (which also needs to look forward to an arena in the Brabazon hangars.....).

> I agreed this morning to meet [REDACTED] and [REDACTED] again on Friday 15th December as [REDACTED] has to be

reasonably clear what further resource he is asking the S of S for Transport in January.

> Can I ask that you have someone designated who can deal with our team in Swindon in the next few days so we have further clarity between us before that meeting?

> [REDACTED] is the best contact for Network Rail - you'll recall we were both at the site meeting at Filton earlier in the year

>

>

> with best wishes

> [REDACTED]

[REDACTED]

> Network Rail, and the London Legacy Development Corporation

Sent: 06 December 2017 13:45

Subject: Maximisation of Filton Development

Dear [REDACTED],

We have discussed in the past the opportunity to maximise the Filton development.

I suggest there are three thrusts to this maximisation.

1. Deliver a place based response to the industrial strategy
2. Deliver an increased housing allocation and density
3. Deliver a major MICE (meetings, incentives, conferencing & entertainment) asset to the north of the city. The MICE asset would be based around the delivery of a 12000 – 15000 capacity multi functioning sports and entertainment venue/arena.

The layering of these three elements and the linking of their economic sector and physical connectivity to both the region and the city centre, we believe is a great opportunity for the Region, it's Joint Spatial Planning and Delivery. The Filton site has the opportunity to be an exemplar development in the UK. I have taken the liberty to set out the investment needed to secure this maximised position. I have not yet done the exacting economic analysis to validate the depth of this investment portfolio. However I would expect the triple additional layering to create a gross amount of development, which will be in excess of £1.5BN – this will greatly boost Regional GVA, through construction, jobs and innovation.

I set out below a possible Investment Portfolio that would greatly aid the site and this part of the regions delivery, please note these are approx. costs.

- Metrobus Extension £32M
- Cost of central Bridge £10M
- Enhanced Filton North Station (taking longer shuttle carriages for events & greater passenger numbers) £7M
- Combination Junction remaking of entrance to site to take Metrobus £15M
- MERlinS; Mobility, Energy, Re-use, Lending & Innovation Nodes - 5 facilities, which aid the “smart neighbourhood” – meaning the live work play development of the site. £60M
- Superfast connectivity on site (to aid use of Smart City Technology to drive/ charge CAV, increase use of technology boards/ hoardings/ marketing & sales) = £5M

- District Heating pipework and Network = £20M (est. waiting for Arup to firm up) funding via HNDU and HNIF
- Additional Site Assembly = £10M
- Station enhancements Filton and Parkway = £15M
- Infrastructure (Utilities) costs for 2 additional hangars development =£15M
- Public Realm Delivery to ensure active travel is enhanced to and from the site to major locations, specifically walking & cycling= £15M
- Sustainability solutions to create integrated sustainable network e.g. PVs, Energy Grids etc = £15M

Circa £200M

I would be delighted to have the opportunity to meet with you and take this further

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 21 December 2017 11:57

[REDACTED]
[REDACTED]

Subject: RE: 3 January

Hi [REDACTED],

Yes, that is [REDACTED]. Yes, we have IT facilities for a presentation. I have copied [REDACTED] who can provide any details.

[REDACTED]

[REDACTED]

Sent: 21 December 2017 10:23

To: [REDACTED]

Subject: 3 January

Dear [REDACTED]

We have received the invite to the meeting on Wednesday 3 January to talk about the Arena. [REDACTED] indicated that you would like a short presentation covering both the wider development, the Arena and our thoughts on infrastructure.

Is that correct and will there be presentation facilities available? If so, will we simply be able to connect a laptop?

Best wishes.

[REDACTED]

Integrated Infrastructure Investment Plan - Maximisation of Delivery along the Bristol and South Glos Economic Area

We suggest there are three thrusts to this maximisation.

1. Deliver a place based response to the industrial strategy, focussing on the Aero and Advanced Engineering and Construction Sectors.
2. Deliver an increased housing and commercial density on the Filton Airfield Site
3. Deliver a major MICE venue at the Brabazon Hangars (meetings, incentives, conferencing & entertainment) asset for the city & region. The MICE asset would be based around the delivery of a 12000 – 15000 capacity multi functioning sports and entertainment venue/arena.

The layering of these three elements and the linking of their underpinning economic sectors and physical connectivity to both the region and the city centre, we believe, is a great opportunity for the smart growth of the region's economy, it's joint spatial planning and its delivery. The Filton site and wider area has the opportunity to be an exemplar development in the UK but it needs an Integrated Infrastructure Investment Plan (IIIP) to maximise the joint leverage of both private and public investment.

We have taken the opportunity to set out a high level investment portfolio to secure this maximised position. This is a work in practice. We have not yet done the exacting economic or technical analysis to validate the depth and deliver of this investment portfolio. However we would expect the additionality of the triple layering to create a gross amount of development to be in excess of £3.0BN – this will greatly boost Regional GVA, through construction, jobs and innovation.

Integrated Infrastructure Investment Plan (IIIP): Mobility, Economic Development & Wellbeing

Public Transport & Mobility

- Accelerated delivery of Cribbs Patch Way Metrobus Extension: £ 32M
- Accelerated delivery of Combination Junction Filton Airfield: £ 15M
- Accelerated delivery of Filton Triangle Rail Connectivity including signalling and track works allowing direct access from Henbury line, via Filton North straight through to Parkway Station: £ 15m
- Enhancement of Filton North Station (taking longer trains (6 car turbo) for the wider area and events & greater passenger numbers): £ 10M
- Station Enhancements Parkway: £ 5M
- Provision of new super cycle highway and bike storage hubs on A38 corridor to link Bristol City Centre to Cribbs Causeway : £ 10M
- Public realm delivery to ensure active travel is enhanced to and from the regional sites to major locations, specifically walking & cycling : £ 15M

- Brabazon Park Public Bridge to allow access to Brababzon Venue: £ 10M

MOBILITY SUB TOTAL

£ 112M

Sustainable Economic Development

- MERLINS; Mobility, Energy, Re-use, Lending (sharing) & Innovation Nodes - 5 facilities which aid the “smart neighbourhood” – meaning the live, work, visit needs of the site and wider area: £ 60M
- Superfast connectivity on site
(to aid use of Smart City Technology to drive/charge CAV, increase use of technology boards/ hoardings/ marketing & sales): £ 5M
- Energy from Waste Heating pipework and Network – possible funding via HNDU and HNIF: £ 20M
- Integrated sustainable networks e.g. PVs, Energy Battery/Charging Grids etc: £ 15M
- Infrastructure (Utilities) costs for 2 additional hangars development, bringing them back into new economic use: £ 15M
- Site-wide remediation works and cut and fill works: £ 7M
- Off Site Residential Manufacturing and Construction Waste and Logistics Centre: £ 7M
- Additional Site Assembly to secure further residential and commercial growth: £ 15M

ECONOMIC DEVELOPMENT SUB TOTAL

£ 144M

Wellbeing

- Public Realm Delivery to maximise active travel is enhanced to and from the site to major locations: £ 15M
- Construction of new public park called Brabazon Gardens to provide new direct pedestrian route between Brabazon Venue and Cribbs Causeway/Mall: £ 26M

WELLBEING SUB TOTAL

£ 41M

TOTAL £297M

From: [REDACTED]

Sent: 02 January 2018 14:53

[REDACTED]

[REDACTED]

Subject: RE: Integrated Infrastructure Investment Plan for the Bristol & South Glos Economic Area

Thanks [REDACTED]

I have had a couple of my colleagues go over this in prep for tomorrow. What is clear is a need to identify the total package and clarify investment already planned (and the resource allocated), from further enhancements required for the Arena and any growth beyond that identified with the currently approved CPNN. I guess a tall order for tomorrow but will need doing so we don't double count.

[REDACTED]

Director of Environment and Communities

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 22 December 2017 19:24

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Integrated Infrastructure Investment Plan for the Bristol & South Glos Economic Area

Dear [REDACTED],

Please find attached a draft "big think piece" which sets out our strategic thoughts on the development of an Integrated Infrastructure Investment Plan.

Our aim in creating this draft was to explore how through careful investment a greater regional return could be realised and good economic growth delivered.

It would be great to have the opportunity to discuss this thinking with ye further, either collectively or individually.

I hope you all have a lovely Christmas and I look forward to working with you in 2018.

KRGS [REDACTED]

[REDACTED]



Building The Right Thing

YTL Developments
YTL GROUP



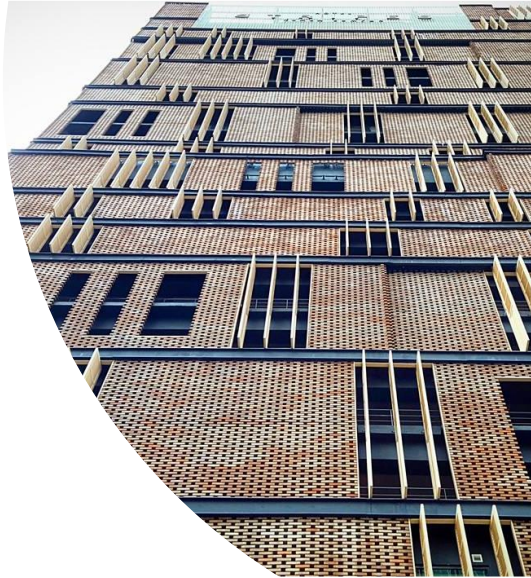
International YTL group:

- Power, water, rail, cement, voice and data communications
- Property development, housing, commercial, retail,
- Construction
- Hotels and spas
- Assets in Asia, Europe and Australia

YTL GROUP



YTL GROUP



YTL IN THE UK

- Wessex Water Services – top performing UK water and sewerage business
- GENeco – organic waste and renewable energy company
- The Gainsborough Bath Spa hotel, Thermae Bath Spa and hotels in London and Edinburgh
- Total UK assets of over £3.0 billion
- YTL Developments – formed to develop Filton airfield and grow to be a major UK player



YTL ETHOS

- Strong family and Christian values
- Prudent investors
- Long-term investors – have never sold a business
- Always strive to be the best
- Not just a house builder – but a **creator of communities**

The YTL Development Team

Brings together the skills and expertise of:

- YTL as major developers in Asia – Kuala Lumpur and Singapore
- Wessex Water Group's expertise in delivering sustainable solutions for a £200 million per annum infrastructure programme, raising UK finance, community engagement and communications
- A new Development & Construction team established on site in Filton



Wider Consultant Team

- Allies & Morrison – Masterplan lead
- Gehl – Public space and community planning
- Grant Associates - Landscape architects
- Ferguson Mann – Architects
- Grimshaw – Architects
- AHMM – Architects
- Peter Brett Associates - Civil engineers
- Phil Jones Associates - Transport planning
- Atkins - Transport consultants
- Alder King – Planning advisers
- ARUP – Sustainability consultants
- Savills and Cushman & Wakefield – Commercial sales
- Wordsearch – Branding & Marketing

Grant Associates



Grimshaw Architects

Allies and Morrison



AHMM

THE AIRFIELD



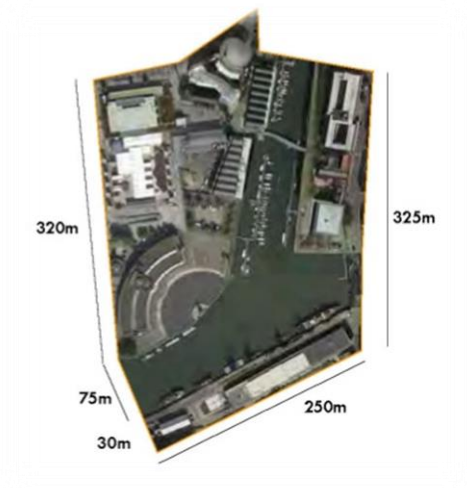
Scale



Bristol Harbourside



Edinburgh New Town

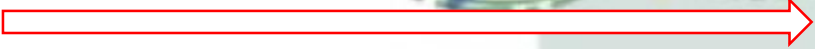


Location within the Bristol & South Gloucestershire Context

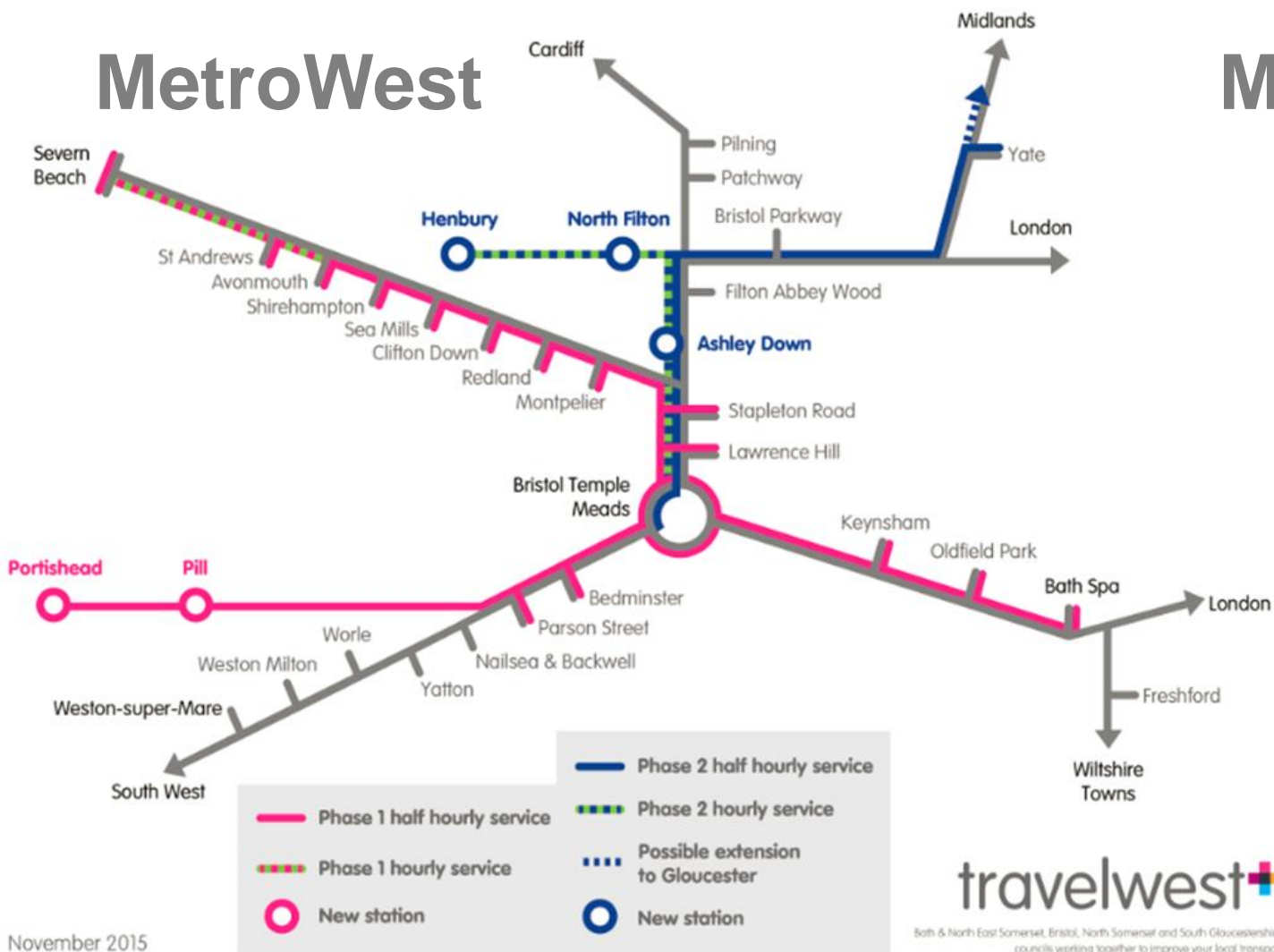


Filton Enterprise Area

Councils Boundary Line

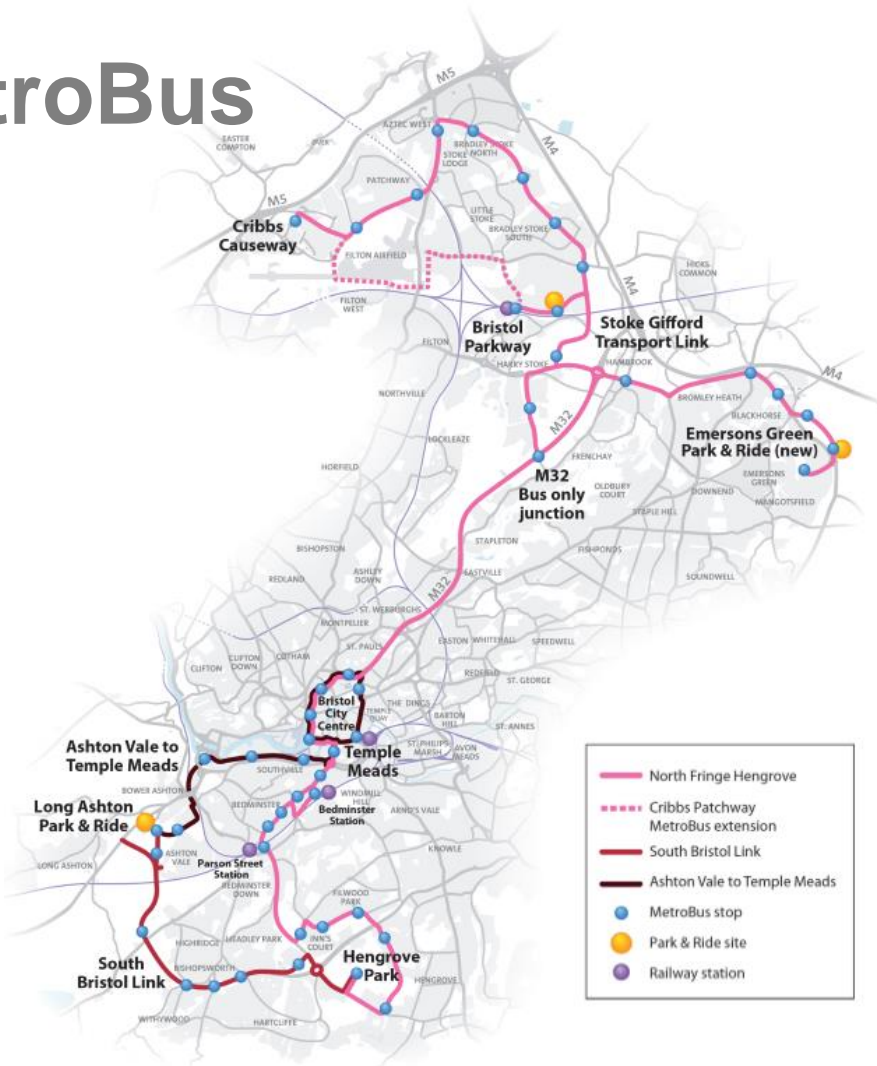


MetroWest



November 2015

MetroBus



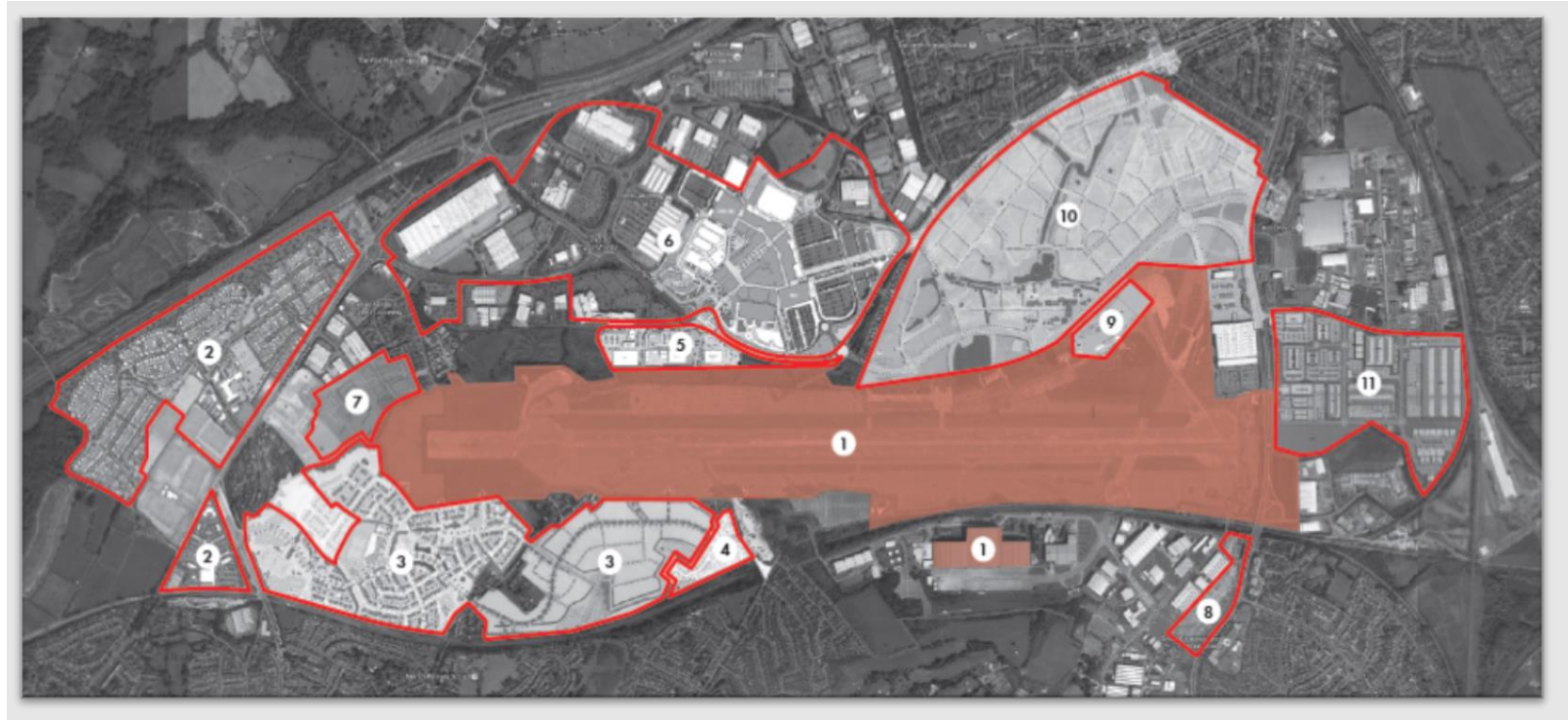
The innovation environment

- Site
- Ministry of Defence
- University of the West of England
- GKN
- Airbus
- BAE Systems
- MBDA Systems
- Rolls Royce
- Thales
- AKKA Aeroconseil
- Hewlett Packard



Cribbs Patchway New Neighborhood (CPNN)

1. Filton Airfield/ Brabazon Hangars, YTL
2. Deeley Freed/Taylor Wimpey
3. Persimmon Homes
4. Redrow Homes
5. Baylis leisure developments
6. The Mall, retail extension
7. The Laurels
8. Airbus Wing Integration Centre
9. Aerospace Bristol Museum
10. Charlton Hayes, Bovis
11. Horizon 38, St Francis Group



Outline Masterplan



A major development in the UK.

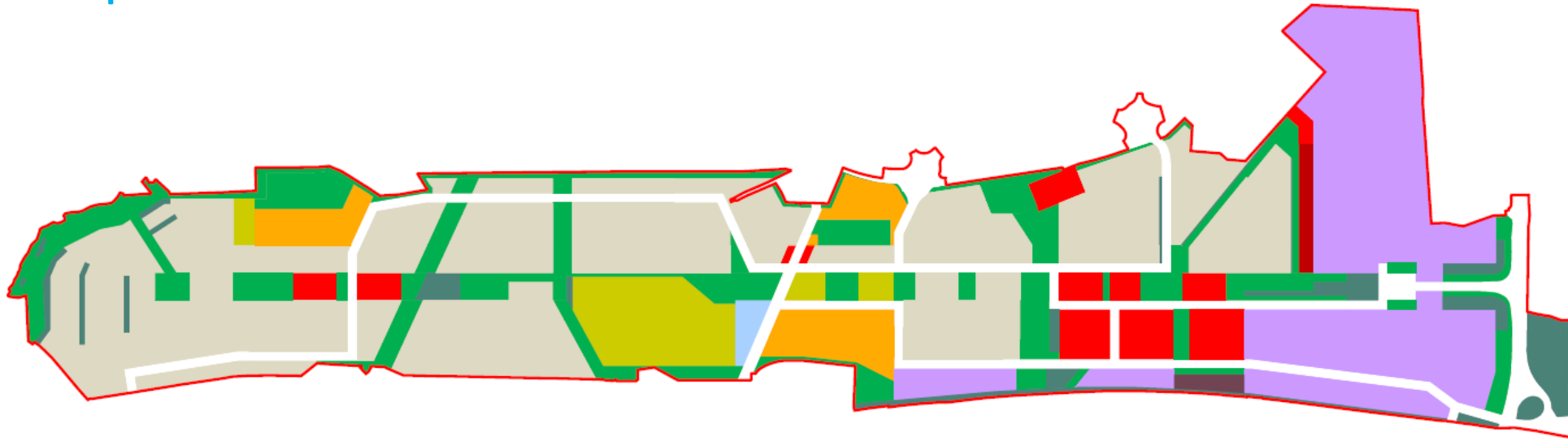
The outline permission provides for the re-development of

- 354 acre site
- 2,675 modern homes in a smart living & working environment
- Parks and Landscape, recreational space and community facilities, three schools
- Innovation district of 62 acres of employment space / 10000 jobs min
- Focused on Aerospace, Advanced Engineering and Technology Clusters
- Town Centre
- New railway station and metrobus route

Vision for Filton Airfield as a new neighbourhood

- Ambitious in its approach to creating a new destination for living, working and visiting
- Raises the bar in terms of investment in design and high quality public realm
- Architecturally distinctive buildings which are economical and efficient
- Invests in the transport improvements to ensure connectivity
- Respects the heritage of the site whilst building a strong modern offer
- Well built and maintained
- Creates an asset for the immediate locality and the wider region

Space allocation





YTL Developments
YTL GROUP

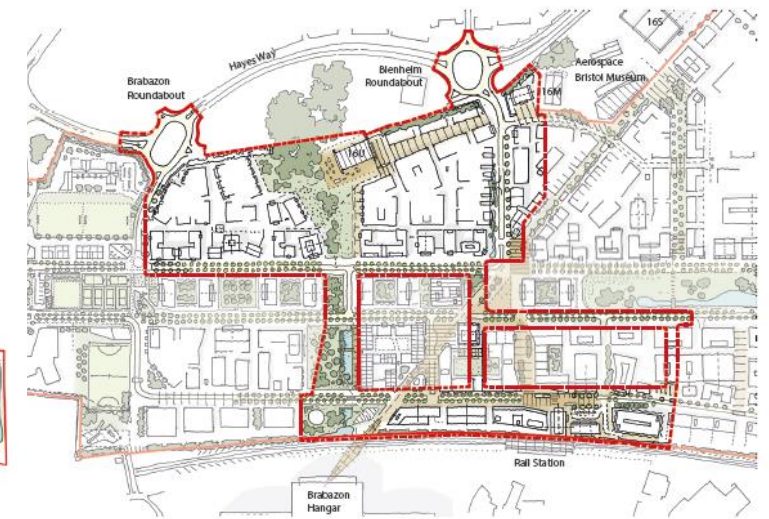




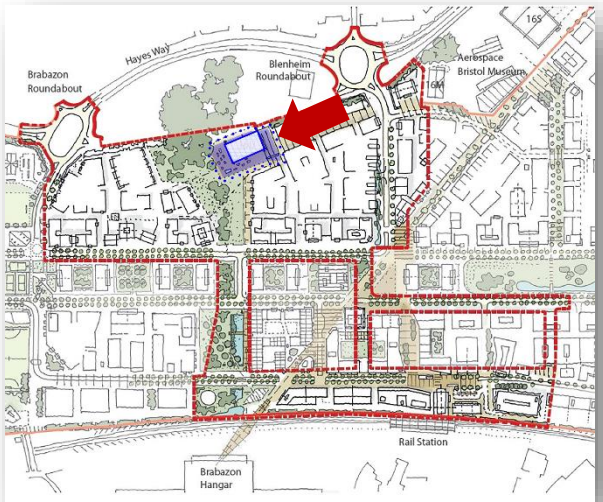
QUALITY ARCHITECTURE & DESIGN



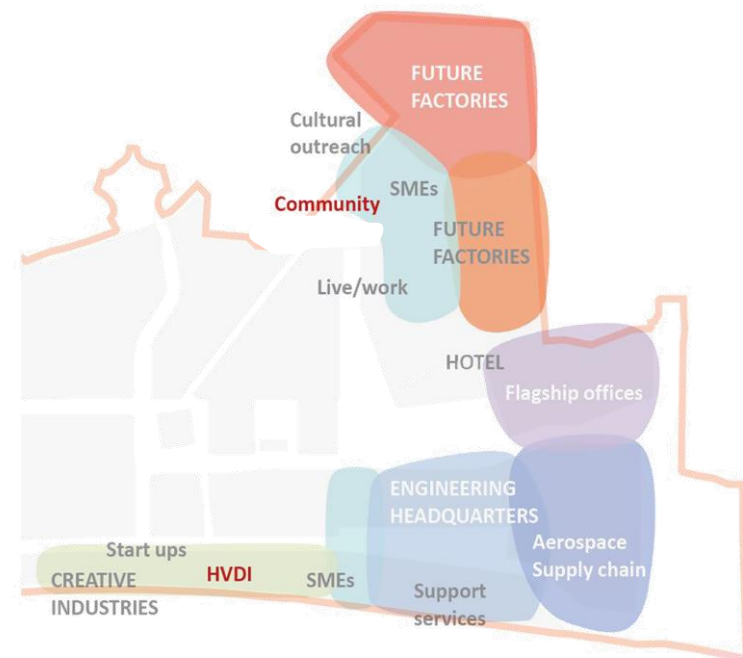
Geographic Phase 1



Spitfire Hangar/Square – a fusion of living working and visiting



Geographic Phase 2



An truly economic proposition for our Region and the UK

A globally significant enterprise area built on five regional sectors:

- Aerospace and advanced engineering
- High tech
- Low carbon technologies
 - Creative and digital
 - Financial and professional business services(to supporting the primary 3 technology offer)



GRIMSHAW

Future Factory

2017

GKN Global Engineering and Technology Centre



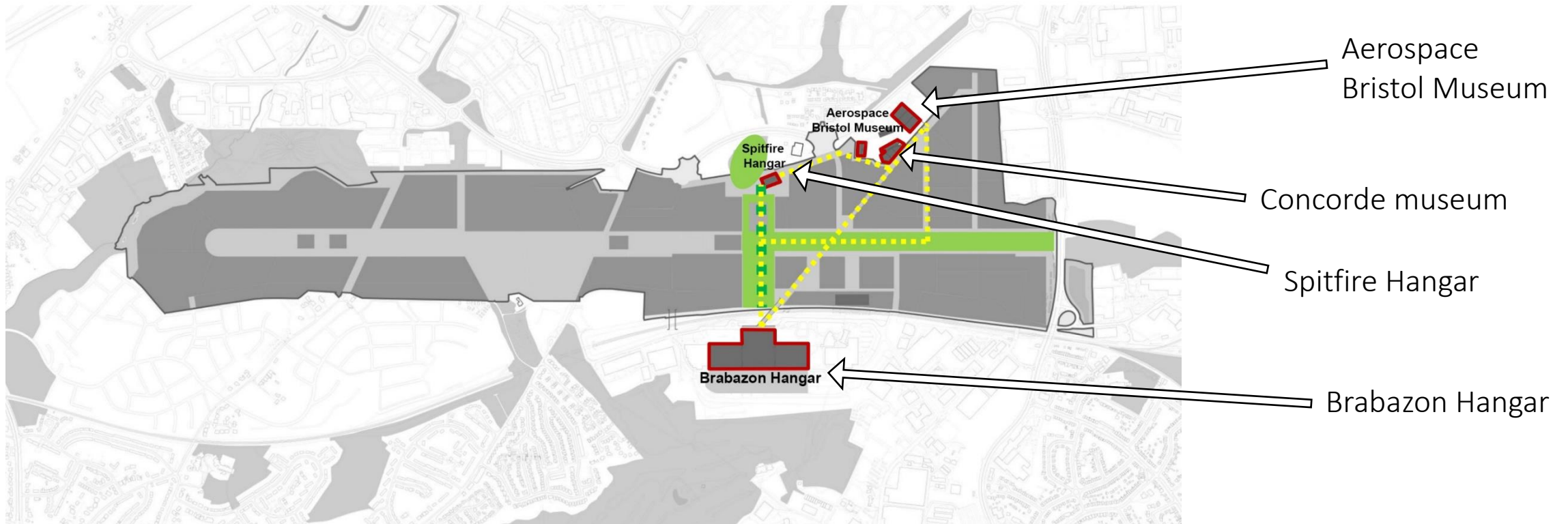


HVDI

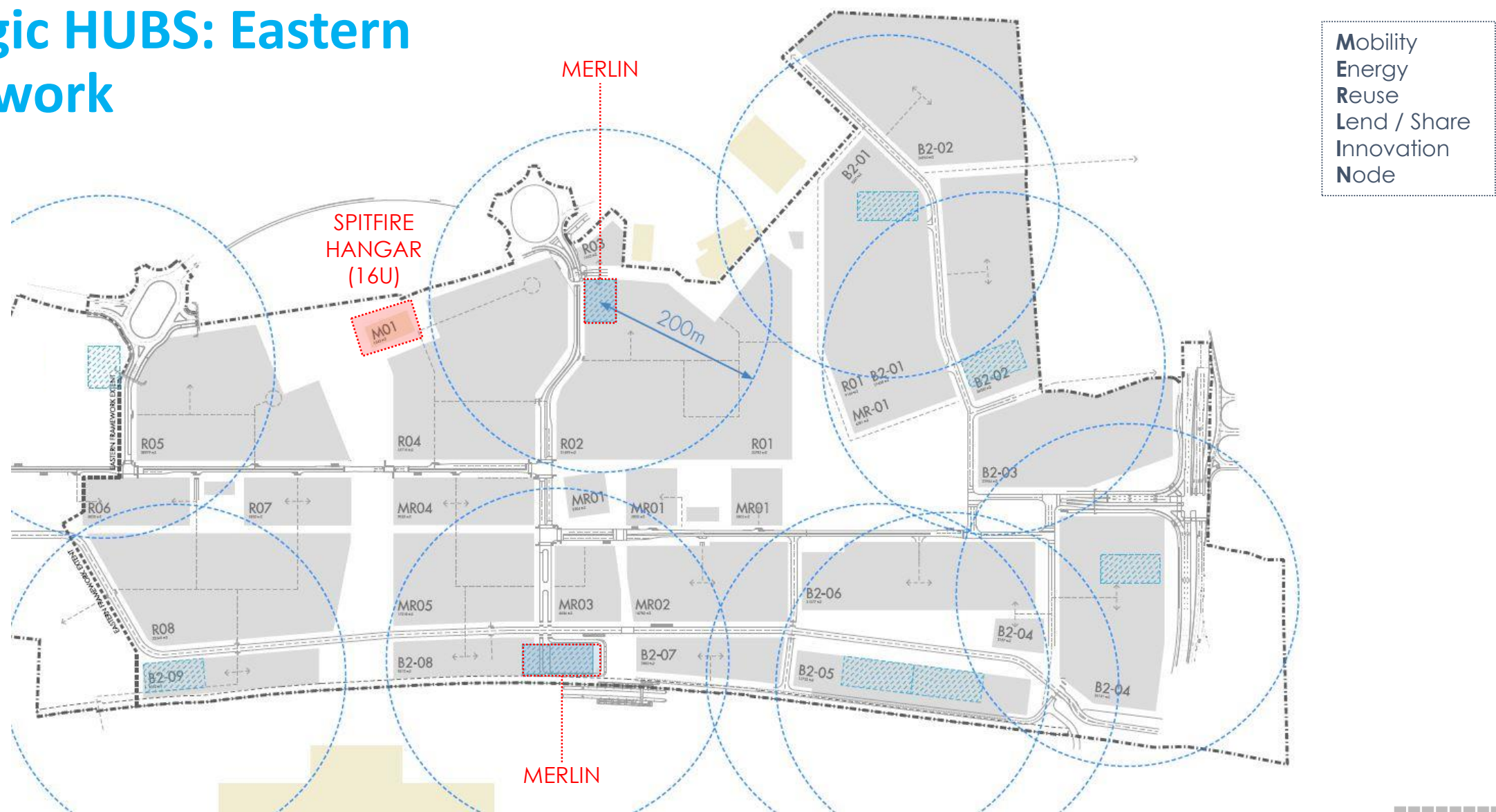
YTL Developments
YTL GROUP



Heritage celebrated and incorporated



Strategic HUBS: Eastern Framework

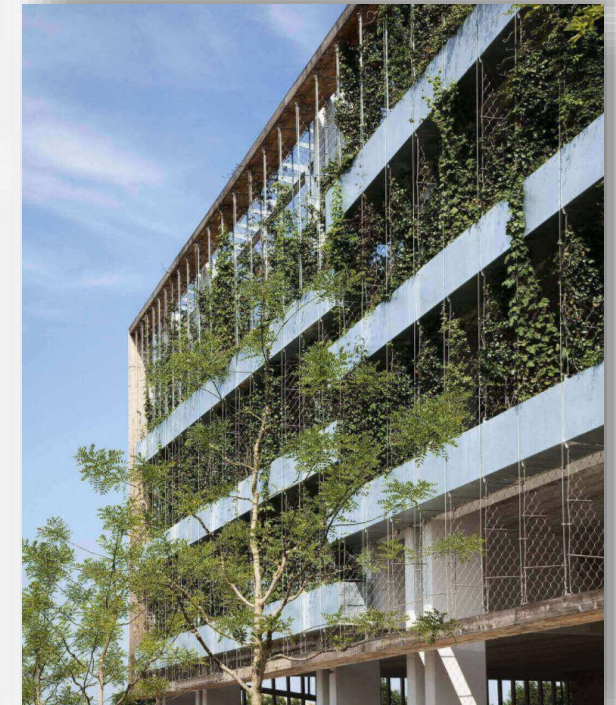




CoSM Public Parking Structure #6; L.A. - Behnisch Architekten / Studio Jantzen



1111 Lincoln Road, Miami - Herzog & de Meuron



The Green Eyes, Soissons. France - Jacques Ferrier Architecture



Park and Play, Copenhagen - JAJA Architects

Timeline

October 2017 – received resolution to grant outline planning permission

November 2017 – submitted phasing plan, design code and geographic plans

Winter 2017/18 – CPNN planning agreement

Spring 2018 – start of road infrastructure

Spring 2018 – submit detailed planning for Phase 1 residential

Winter 2018/ 2019 – start construction of Phase 1 housing

Spring 2019 – start construction on Phase 1 commercial

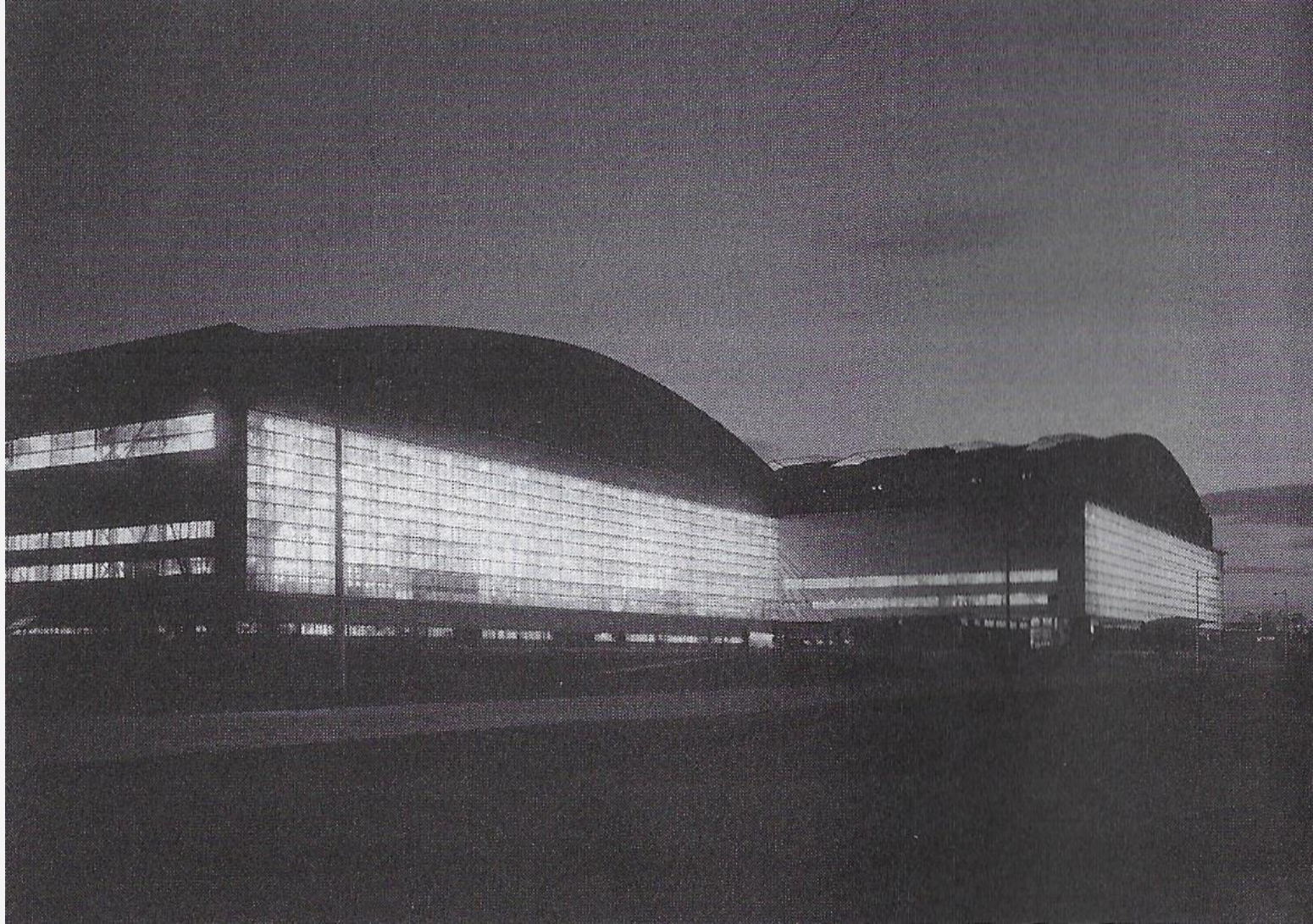
Winter 2019/2020 – First handover of Phase 1 homes



Brabazon Hangars

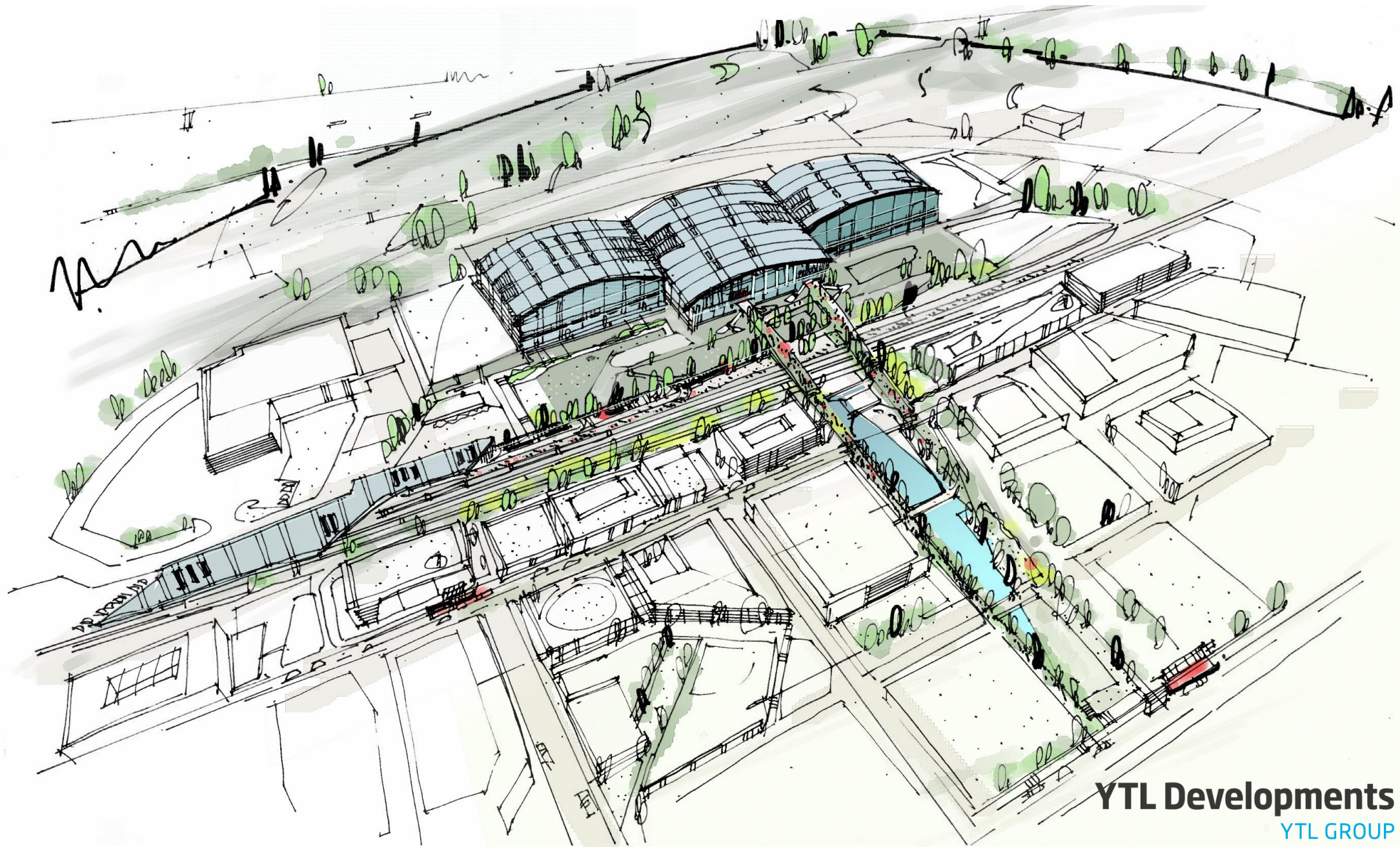
YTL Developments
YTL GROUP



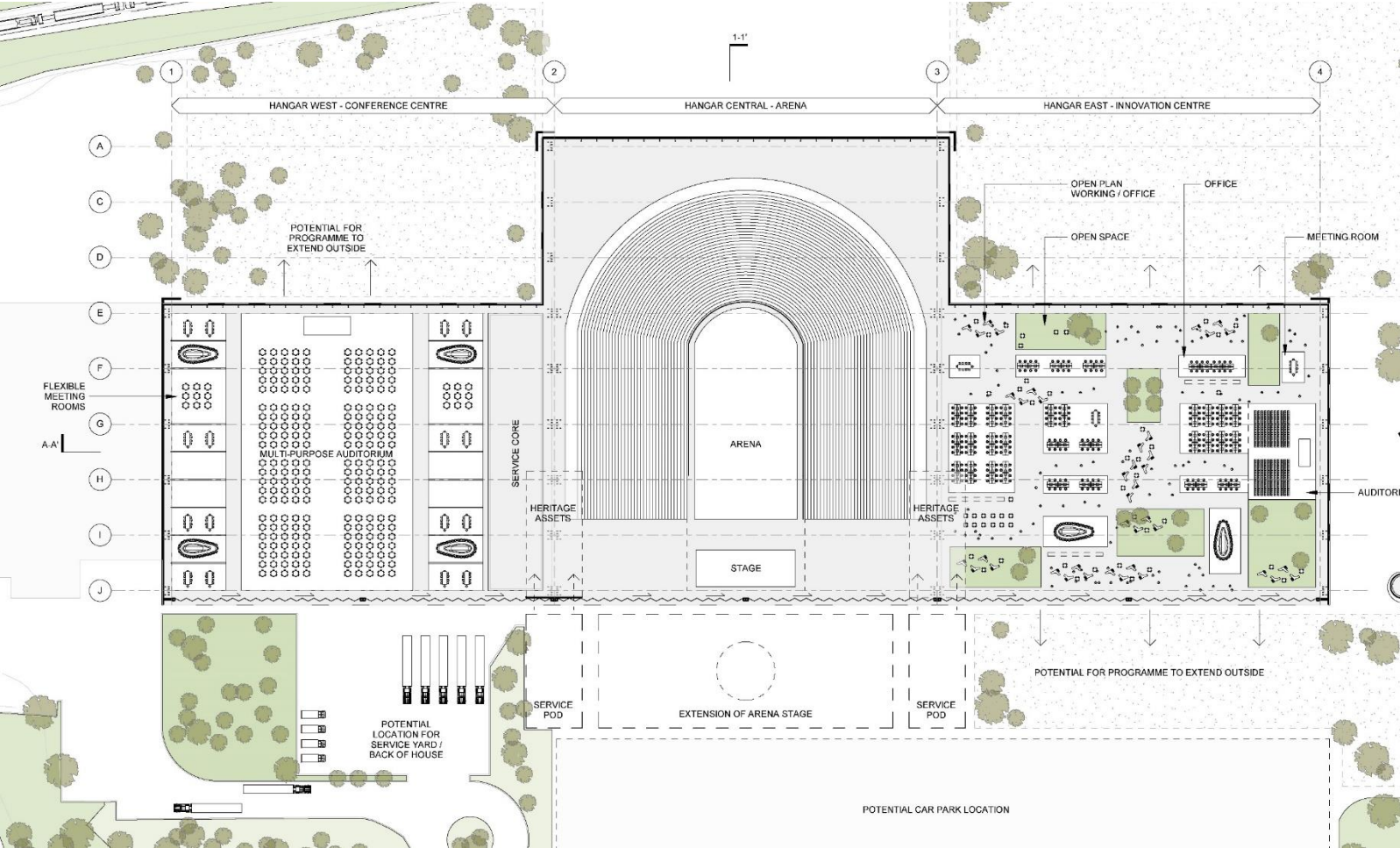


History- A place of assembly

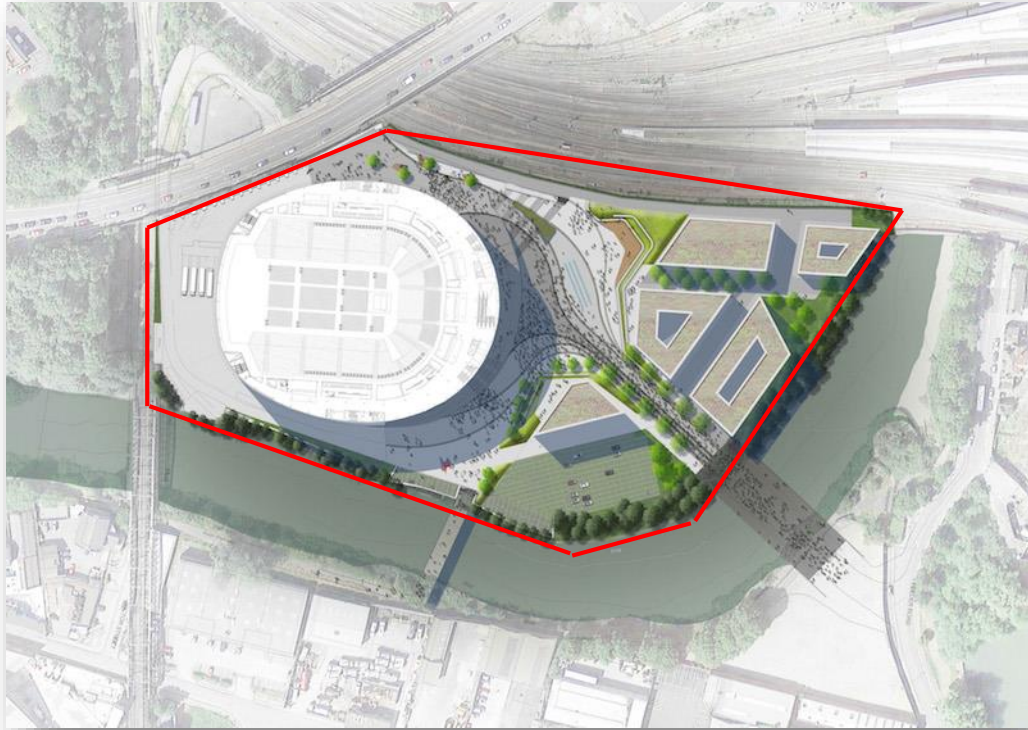




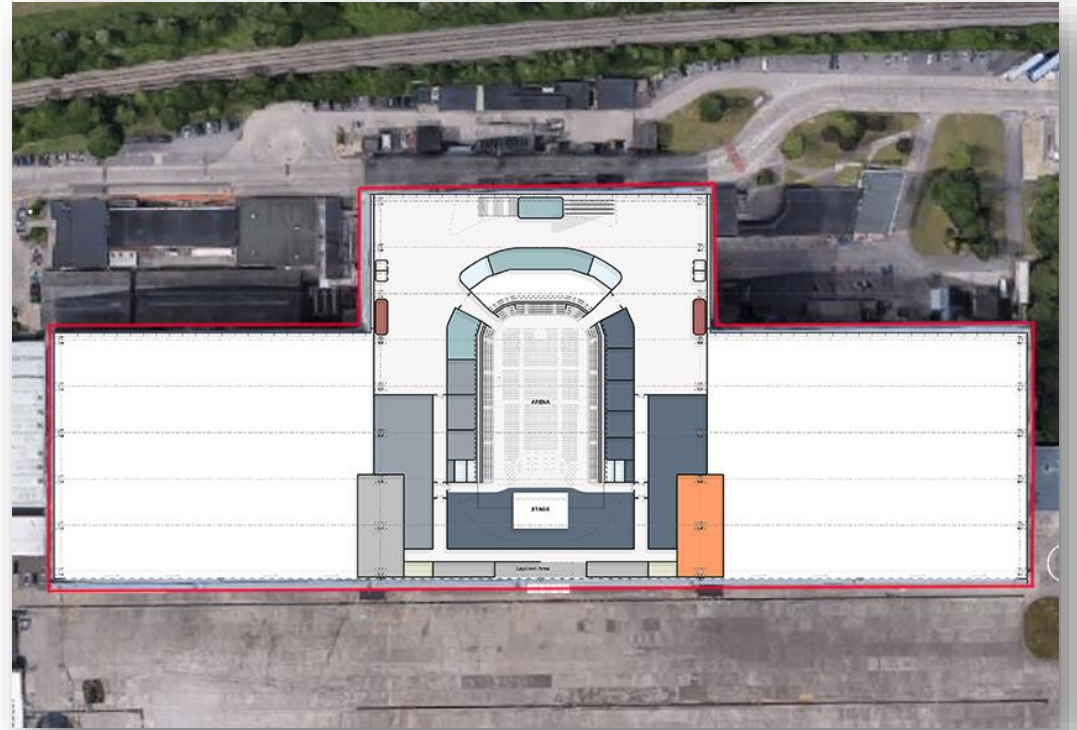
MICE SPACE – Meetings, Incentives , Conferences, Entertainment







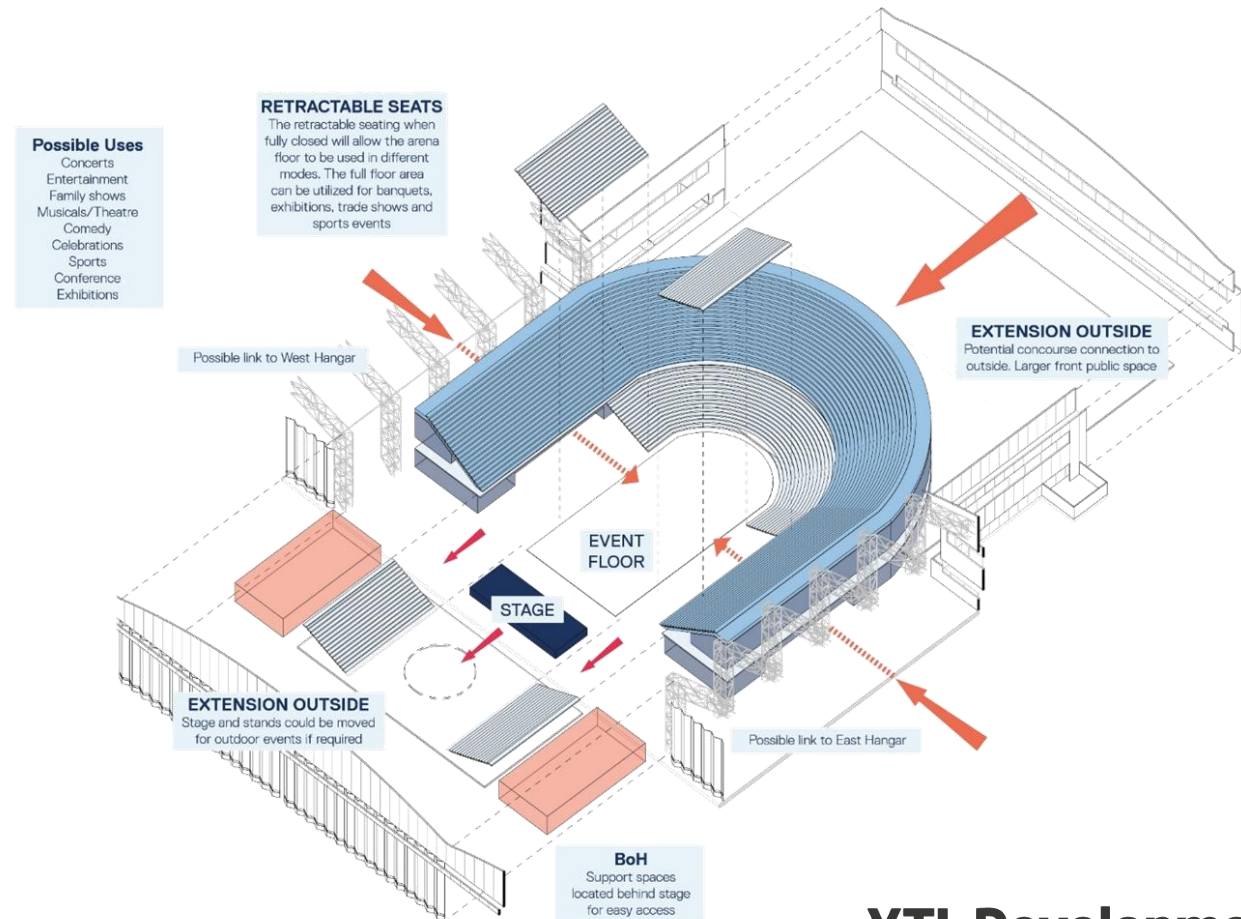
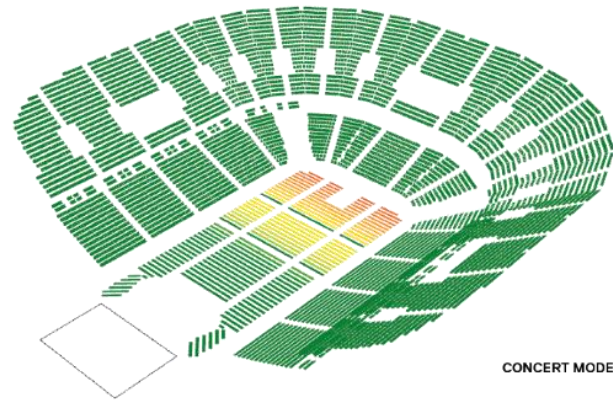
Arena Island, Bristol



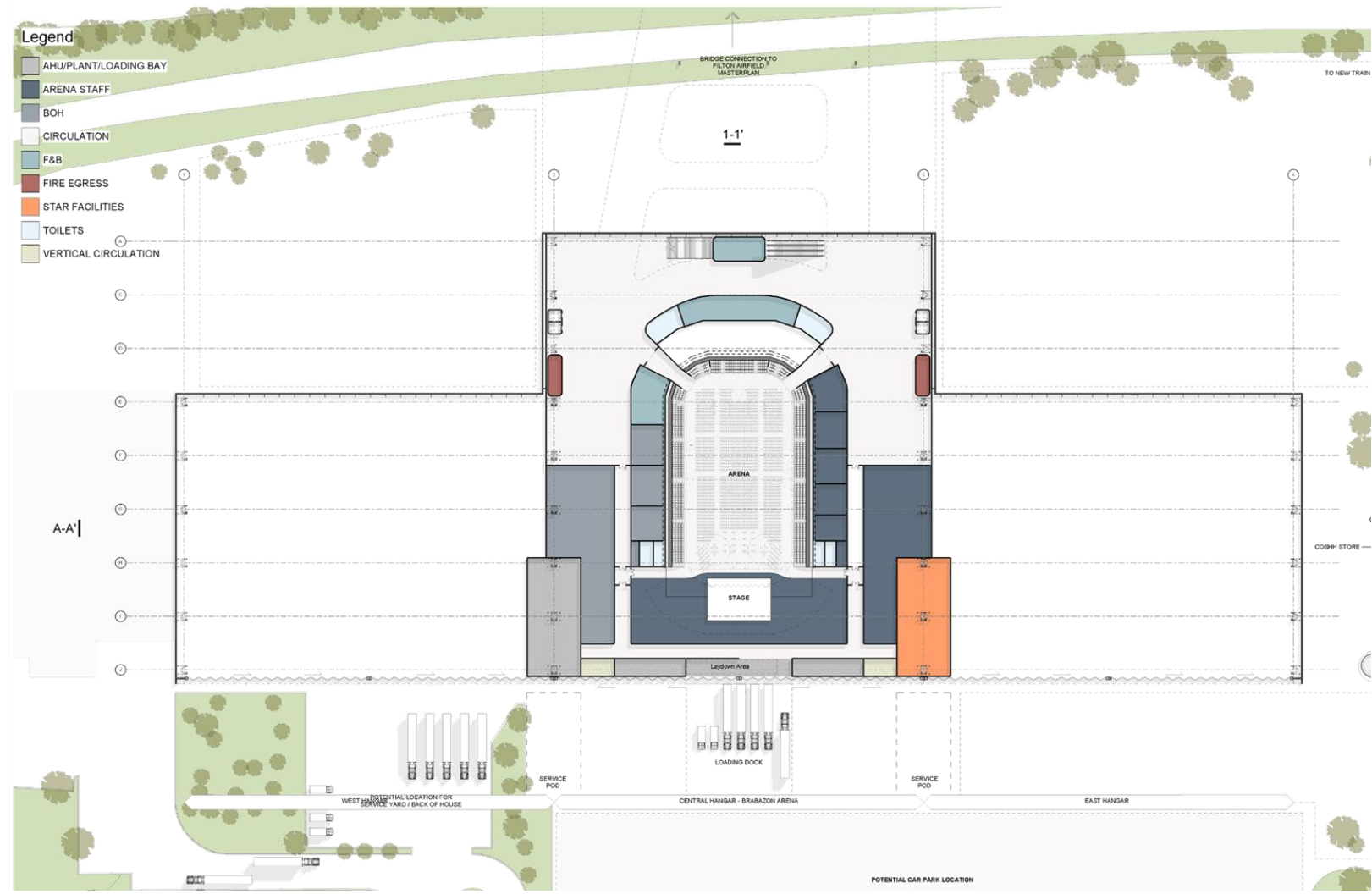
Brabazon Hangar, Bristol

Multi-Use Sports and Entertainment Arena

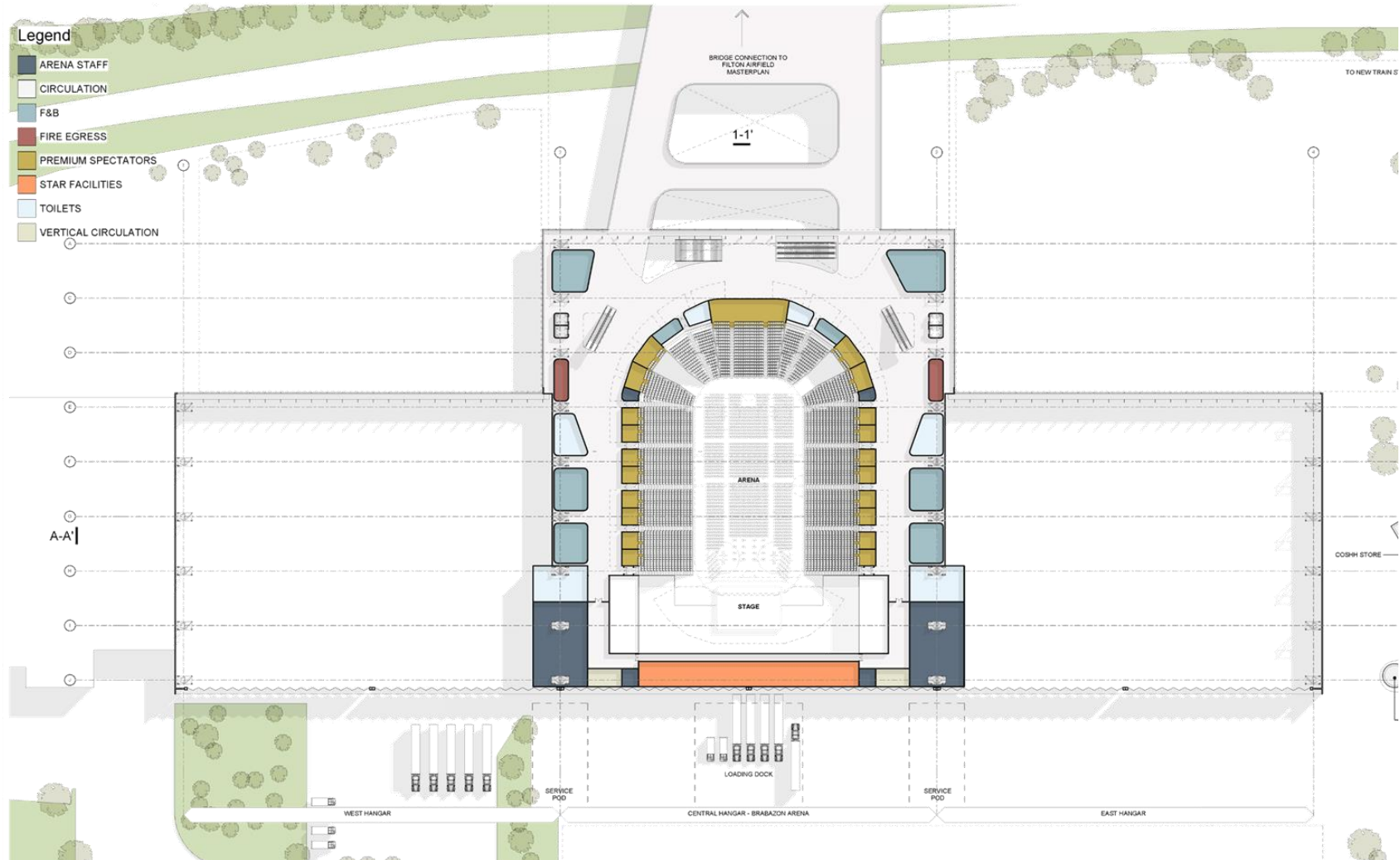
12,000 Capacity



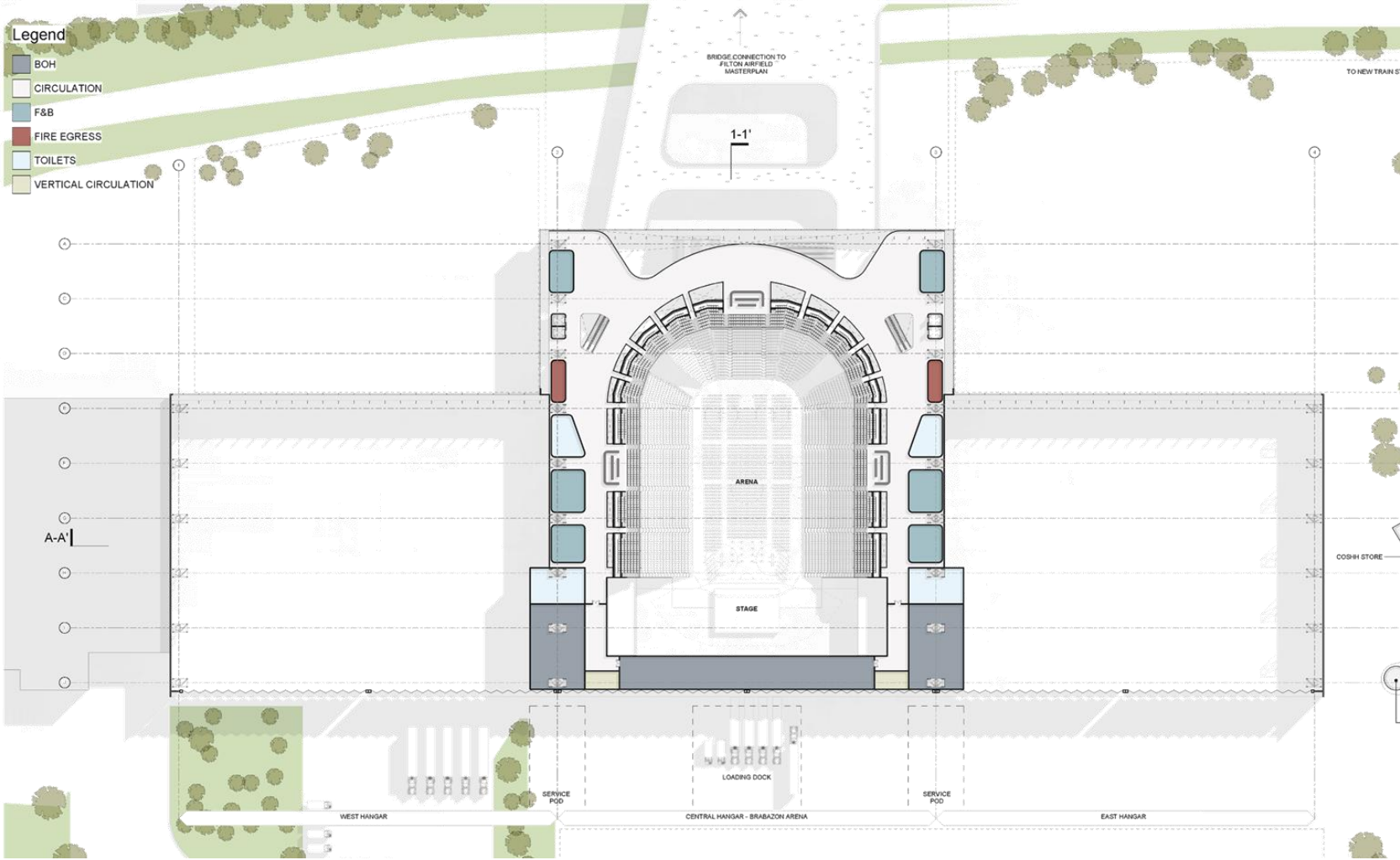
Arena: Ground Floor



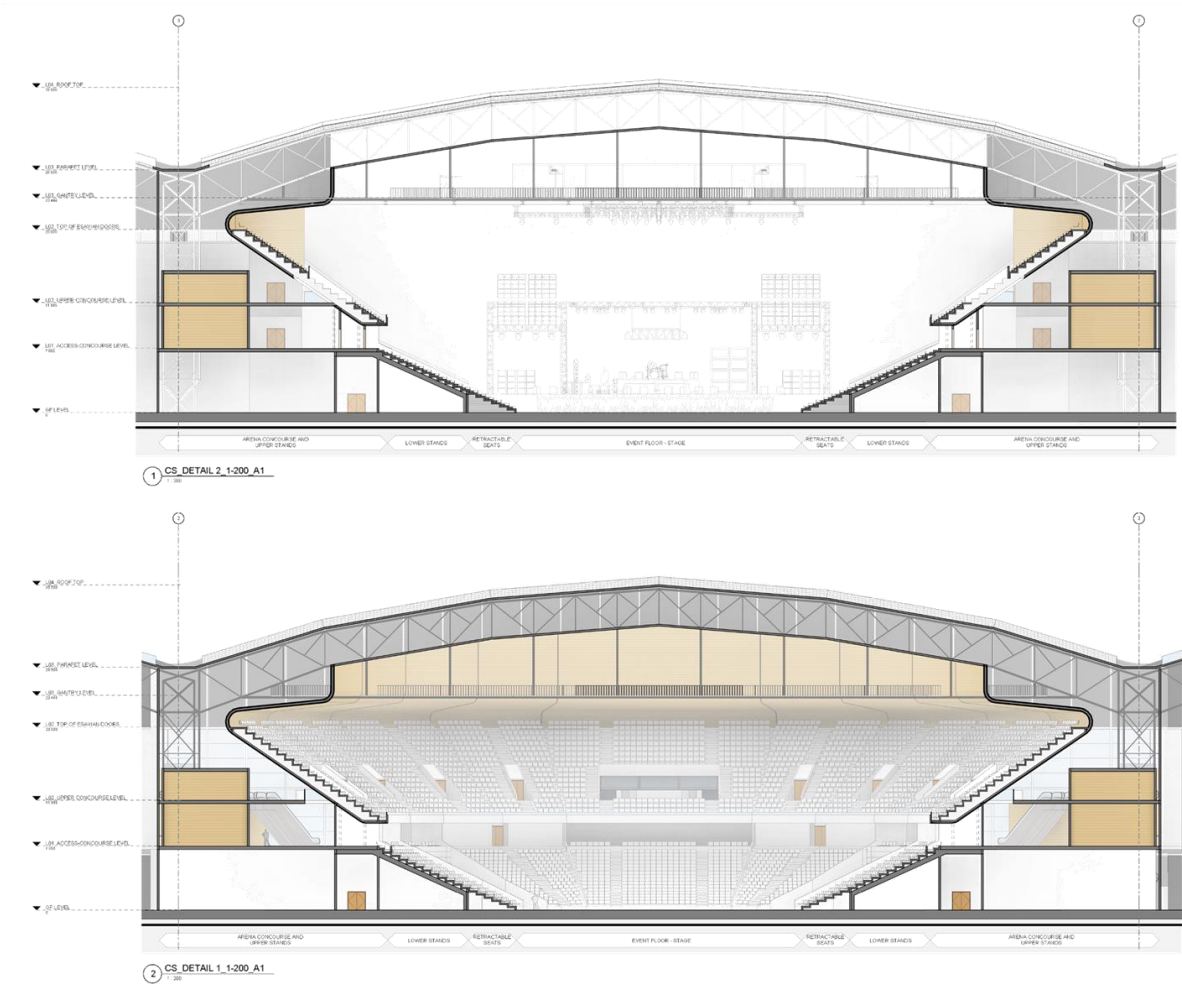
Arena: Level 01



Arena: Level 02



Arena: Cross Section

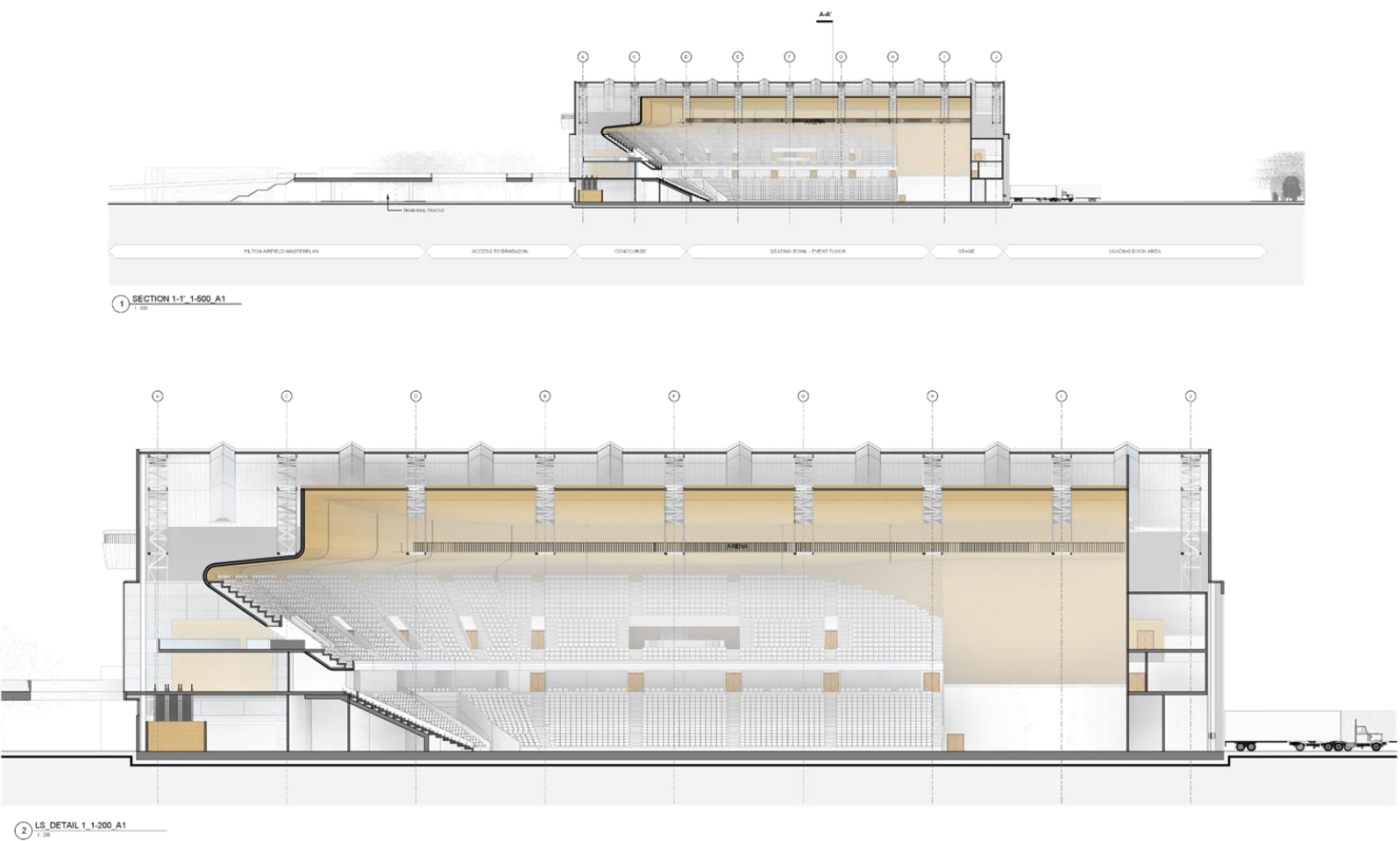


BRABAZON HANGARS ADAPTIVE RE-USE | CROSS SECTION_A1

1/200 1:200

07000

Arena: Long Section



GRIMSHAW

BRABAZON HANGARS ADAPTIVE RE-USE | LONG SECTION_A1

6/10/17 | Architect

07001

BRABAZON High Level Appraisal:

Design/Plan/Risk	£ 10.0M	
Cost		
Plan	£ 80.0M	
Bridge	£ 10.0M	
Infrastructure	£ 10.0M	
Additional Land Acquisition	£ 8.0M	
Total		£ 118.0M

Hangar land value	£ 4.0M
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Total Project Cost	£ 122.0M
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Less

Grant & Capital	£ 53.0M	
SMG/LN Rental 12,000	£ 39.0M	
BCC Funding	£ 5.0M	
		£ 97.0M

Net Project Cost	£ 25.0M
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YTL Shortfall	£ 25.0M
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Note:

- **BCC Funding costs** **£ 5.0M**
- Based on YTL's cost planning
- Financing costs not included

ARENA ISLAND High Level Appraisal:

Design/Plan/Risk	£ 26.0M	
Cost Plan	£ 124.0M	
Bridge	£ -	
Infrastructure	£ -	
Land Acquisition	£ -	
Total		£ 150.0M

Arena Island land value	£ 6.0M
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Total Project Cost	£ 156.0M
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Less

Grant & Capital	£ 53.0M	
SMG/LN Rental 12,000	£ 39.0M	
BCC Funding	£ 27.5M	
		£ 119.5M

Net Project Cost	£ 36.5M
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BCC Shortfall	£ 36.5M
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Note:

- **BCC Funding costs** **£ 64.0M**
- Based on YTL's cost planning
- Financing costs not included

Economic conclusions:

- We can assume the economic impact of the arenas (like for like in scale) show the Brabazon having a more positive (BCR) Benefit : Cost Ratio.
- However there is a significantly increased economic impact from the Brabazon Scheme when comparing it to the Arena Island Scheme in terms of the immediate and wider surrounding areas. (not only due to the scale of the land available for development in its proximity but due to the GVA of the sectors of growth e.g. aero space and advanced engineering) *
- There is additional further economic increase in the Brabazon Arena if a 15,000 capacity MICE venue is built and if the density of Filton airfield development increases by 1500+ homes.
- This translates to greater economic impact for the West of England region.

*Note Arup Site wide economic model is in development

		BTQEZ Arena 12,000	Brabazon Arena 12,000	Brabazon Arena & East & West Hangar 15,000	Notes
		Amion Analysis 2015	Arup analysis 2017 based on Amion Arena Island analysis	Arup analysis 2017 based on Amion Arena Island analysis	
Construction Phase					
Temporary Phase Employment (FTE)		69	93	171	
Net Additional Temporary Construction Jobs (FTE)		42	57	104	
Permanent Employment Impact					
Number of events (Per Annum) by Year 3		122	122	122	
Number of Visitors (Per Annum)		559,700	559,700	699,625	
Off-site Visitor Expenditure (£m)		22	22	25	
Number of jobs	Full time	37	37	54	
	Part time	300	300	444	
	Total (FTE)	160	160	237	
Gross off site jobs (FTE)		622	622	720	
Gross extra hangar jobs exhibition & conference, advanced tech business space (FTE)		n/a	n/a	500	
Gross Supply Chain (FTE)		235	272	404	Based on a multiplier of 1.42 our model is returning higher supply chain impact.
Gross Project Permanent Employment (FTE)		1017	1054	1861	Sum of four values above
Gross Arena GVA (£m per annum)		23	25	43	
Net Additional Jobs in WpE		548	548	1109	Additionality assumptions used comparable to Amion with exception of leakage which comes from separate Journey to work analysis.
Cumulatively Discounted Additional GVA (£m) – 25 year period		298	n/a	n/a	Arup have not been able to ascertain how Amion have arrived at a £298 million discounted GVA figure based on £22.8m annual benefit. They have also used a 25 year period which we have not applied to our model
Cumulatively Discounted Additional GVA (£m) – 10 year period		115	115	235	Arup instead used a 10 year period and have applied the same GVA per capita, for comparative purposes we have applied our calculation for the 10 year period to the Amion figures
Benefit/Cost – NOTE no differentiation as to the quantification of public or private investment has been made – hence this is not a VFM calculation on the use of public funds					
Total Benefit (£m)		115	115	235	The Amion figure for BTQEZ includes construction GVA which Arup have excluded.
Total Capital Cost (£m) at FBC					
Total Capital Cost (£m) at current		156	120	156	Costs for the Brabazon proposal including the 15,000 arena include the additional cost associated with the East and West hangars (note BTQEZ has far higher requirement for public investment)
Benefit : Cost = Benefit/Cost (less than 1 is negative)		0.7	1.0	1.5	
NPV (£m) = Benefit - Cost		-41	-5	79	

Economic Infrastructure Gaps



INTEGRATED INFRASTRUCTURE INVESTMENT PLAN (IIIP)

**Maximisation of Delivery along the Bristol and South Glos Economic Area
(IIIP): Mobility, Economic Development & Wellbeing**

We suggest there are three thrusts to this maximisation.

1. Deliver a place based response to the industrial strategy, focussing on the Aero and Advanced Engineering and Construction Sectors.
2. Deliver an increased housing and commercial density on the Filton Airfield Site
3. Deliver a major MICE venue at the Brabazon Hangars (meetings, incentives, conferencing & entertainment) asset for the city & region. The MICE asset would be based around the delivery of a 12000 – 15000 capacity multi functioning sports and entertainment venue/arena.

Integrated Infrastructure Investment Plan (IIIP): Mobility, Economic Development & Wellbeing = £297m

Public Transport & Mobility

- Accelerated delivery of Cribbs Patch Way Metrobus Extension: £ 32M
- Accelerated delivery of Combination Junction Filton Airfield: £ 15M
- Accelerated delivery of Filton Triangle Rail Connectivity including signalling and track works allowing direct access from Henbury line, via Filton North straight through to Parkway Station: £ 15m
- Enhancement of Filton North Station (taking longer trains (6 car turbo) for the wider area and events & greater passenger numbers): £ 10M
- Station Enhancements Parkway: £ 5M
- Provision of new super cycle highway and bike storage hubs on A38 corridor to link Bristol City Centre to Cribbs Causeway : £ 10M
- Public realm delivery to ensure active travel is enhanced to and from the regional sites to major locations, specifically walking & cycling : £ 15M
- Brabazon Park Public Bridge to allow access to Brababzon Venue: £ 10M

MOBILITY SUB TOTAL

£ 112M

Sustainable Economic Development

- MERLINS; Mobility, Energy, Re-use, Lending (sharing) & Innovation Nodes - 5 facilities which aid the “smart neighbourhood” – meaning the live, work, visit needs of the site and wider area: £ 60M
- Superfast connectivity on site (to aid use of Smart City Technology to drive/charge CAV, increase use of technology boards/ hoardings/ marketing & sales): £ 5M
- Energy from Waste Heating pipework and Network – possible funding via HNDU and HNIF: £ 20M
- Integrated sustainable networks e.g. PVs, Energy Battery/Charging Grids etc: £ 15M
- Infrastructure (Utilities) costs for 2 additional hangars development, bringing them back into new economic use: £ 15M
- Site-wide remediation works and cut and fill works: £ 7M
- Off Site Residential Manufacturing and Construction Waste and Logistics Centre: £ 7M
- Additional Site Assembly to secure further residential and commercial growth: £ 15M

ECONOMIC DEVELOPMENT SUB TOTAL

£ 144M

Wellbeing

• Public Realm Delivery to maximise active travel is enhanced to and from the site to major locations:	<u>£ 15M</u>
• Construction of new public park called Brabazon Gardens to provide new direct pedestrian route between Brabazon Venue and Cribbs Causeway/Mall:	<u>£ 26M</u>
WELLBEING SUB TOTAL	<u>£ 41M</u>
	TOTAL £297M

Building The Right Thing

YTL Developments
YTL GROUP



From: [REDACTED]

Sent: 03 January 2018 13:26

[REDACTED]

Subject: RE: 03012018 Presentation for WECA

Thanks [REDACTED] and thanks for conversation today.

[REDACTED]

From: [REDACTED]

Sent: 03 January 2018 12:55

To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: 03012018 Presentation for WECA

Dear [REDACTED]

Please find attached a PDF copy of the presentation shown today.

The file is large and should you have any problems we could arrange to forward via "we transfer" instead.

KRGS

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 03 January 2018 12:22

To: [REDACTED]

Cc: [REDACTED] [REDACTED]

Subject: Todays Arena Meeting

Hi [REDACTED]

Was really good to see you today.

[REDACTED] has asked for a copy of the presentation you gave today.

Obviously time restraints meant that you had to give a pretty quick run through and she just wants to be able to view it again.

If you would be so kind as to ping it across to me I would really appreciate it.

Kind regards and all the best for 2018

E [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]